

Tax maps are available for examination at [www.saratogacountyny.gov](http://www.saratogacountyny.gov) and at the following locations:

**Moreau Town Hall**

61 Hudson Street  
South Glens Falls  
(518) 792-1030

**Clifton Park – Halfmoon Public Library**

475 Moe Road  
Clifton Park  
(518) 371-8622

**Saratoga County Real Property Tax Services**

35 West High St., Building #2  
Ballston Spa (518) 885-2219

**Saratoga County Treasurer**

40 McMaster St., Building #1  
Ballston Spa (518) 884-4724

**Corinth Free Library**

89 Main Street  
Corinth  
(518) 654-6913

**Edinburg Town Hall**

45 Military Road  
Edinburg  
(518) 863-2034

**Stillwater Town Hall**

66 East Street  
Mechanicville  
(518) 664-6148

At local Assessor's offices for applicable auction towns.



\*\* For other important data concerning the Real Property Tax Auction, please consult the Terms and Conditions of Sale and Information for Bidders, in newspaper ads or attached to the auction parcel listing.

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# Saratoga County Tax Delinquent Real Property Auctions

## Real Property Tax Services Agency

35 West High Street  
Building #2  
Ballston Spa NY 12020

(518) 885-2219

Fax (518) 884-4744

(518) 884-4724  
Treasurer

### How often are auctions held?

Twice a year, usually during March and September, at Building #5, 50 West High Street, Ballston Spa, N.Y. Time & date will be announced.

#### ➤ How can I receive the next auction list and Terms & Conditions of Sale?

Submit a request and a stamped, self-addressed legal sized envelope to: Real Property Tax Services Agency, 35 West High St., Bldg. #2, Ballston Spa, N.Y. 12020.

#### ➤ When does a property become eligible for tax delinquent property sale?

The foreclosure process usually allows the property to be sold approximately two years after the delinquent tax.

#### ➤ Can a delinquent property owner redeem their parcel after it is sold at the auction?

No.

#### ➤ How are auctions conducted?

By open bidding – no minimum or upset bid – bidder or agent must be present. No sealed bids or absentee bids.

#### ➤ Does the County show properties or initiate eviction procedures?

No.

#### ➤ What type deed is given to a successful bidder?

A Quit Claim deed which conveys the County's interest in the property.

#### ➤ Do I have to pay the amount of taxes owed on the parcel?

You will not have to pay prior years' taxes. You will have to pay most current taxes with any penalties and interest. The County Treasurer's office will advise you of the amount of taxes you will have to pay.

#### ➤ What are some of the closing or administrative costs?

Advertising, deed recording and research fees.

#### ➤ When can I find out about Saratoga County Real Property Auctions?

The list is made available to the public approximately one month prior to the auction date and is usually published two weeks before the auction in the Daily Gazette, Glens Falls Post Star, Saratogian, Ballston Journal, Moneysaver and Malta Pennysaver. The updated list and Terms and Conditions of Sale are also available on the Saratoga County website at:

[www.saratogacountyny.gov](http://www.saratogacountyny.gov)

#### ➤ How do I locate a property listed for auction sale?

By checking County tax maps and the Saratoga County Highway Map with the corresponding data listed on the auction sheet and checking public records at town assessment offices.

#### ➤ What should I research if I'm interested in a parcel?

Bidders should thoroughly investigate the parcels on which they bid. Investigate:

- a. the status of the title and description of the property.
- b. The existence of any liens, encumbrances or easements affecting the property;
- c. The effect, if any, of any local laws, ordinances, Adirondack Park Agency or Department of Environmental Conservation, Army Corps of Engineers regulations and/or other legal restrictions or conditions which may affect the premises, such as:

1. zoning;
2. subdivision regulations;

3. sewerage or the presence of any possible toxic or harmful wastes;
  4. water;
  5. any and all other matters pertaining to public health;
  6. presence of wetlands;
- d. Such other matters as the prospective purchaser or his/her agent deems appropriate.

Bidders should physically inspect the property before bidding. The auction is:

**Buyer Beware**

- The successful bidder is required to make a deposit of 10% of the bid or \$200 whichever is more. A good personal check or cash will be accepted for the deposit. **No credit cards/debit cards will be accepted.**
- **Failure by the successful bidder(s) to present payment of the required deposit on the date of the Auction will result in that bidder(s) being prohibited from bidding in the subsequent four (4) county property auctions.**
- Saratoga County reserves the right to withdraw any or all parcels listed for sale PRIOR to public auction.
- Contiguous parcels may be sold together.
- Improved parcels are not open for inspection.
- All sales are subject to the final approval of the Saratoga County Board of Supervisors.